

Planning Statement

Proposed Change of Use: Residential Dwelling (Use Class C3) to Residential Care Home (Use Class C2)

Address: 166 Woodrow Avenue, Hayes, UB4 8QR

Prepared on behalf of: Family First Care Ltd

Local Planning Authority: London Borough of Hillingdon

Application Type: Full Planning Permission

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1.0 Introduction

This Planning Statement has been prepared in support of a full planning application for the proposed change of use of 166 Woodrow Avenue, Hayes, from a single residential dwelling (Use Class C3) to a small children's residential care home (Use Class C2).

The applicant, Family First Care Ltd, seeks to provide an Ofsted-regulated home for up to two young people aged under 18 with Emotional and Behavioural Difficulties and aspects of Learning Disabilities. The home will operate in accordance with the Children Act 1989 and the Children's Homes (England) Regulations 2015.

This is a small-scale, domestic provision designed to replicate the environment of a typical family household whilst providing structured 24-hour care.

The proposal responds directly to national policy encouragement to increase regulated children's residential placements and aligns with the May 2023 Ministerial Statement urging Local Planning Authorities to support and prioritise small, well-managed C2 children's homes.

2.0 Site and Surroundings

The application site comprises a semi-detached, two-storey residential dwelling located within an established suburban street in Hayes, within the administrative boundary of the London Borough of Hillingdon.

Woodrow Avenue is characterised by semi-detached and terraced family housing, private rear gardens and on-plot parking provision, forming a quiet suburban residential environment.

The property benefits from a private driveway accommodating two vehicles and a rear garden of typical suburban scale. There are no shared internal access arrangements.

The surrounding area is entirely residential in nature, making it wholly appropriate for a small domestic care setting of this scale.

3.0 Proposed Use and Operational Model

The proposal seeks change of use from C3 to C2 for the provision of care to a maximum of two children.

3.1 Scale and Intensity

The scale of the proposal is deliberately modest.

There will be a maximum of two resident children, supported by 24-hour care. Shift patterns of 24 to 48 hours are proposed to reduce staff turnover and vehicle movements. Staff will sleep within a ground floor office space.

The Registered Manager and Deputy Manager will operate standard weekday hours, Monday to Friday, 9am to 5pm.

There are no external alterations, no extensions, no change to the building envelope and no signage identifying the property as a children's home.

In day-to-day operational terms, the activity associated with this property will be comparable to, or lower than, that of a typical family dwelling.

4.0 Public Transport and Accessibility

The site is sustainably located within Hayes and benefits from strong public transport connectivity.

The property is served by bus routes operating along nearby arterial roads, including Uxbridge Road, providing connections to Hayes & Harlington Station and surrounding centres.

Hayes & Harlington Station provides Elizabeth Line services offering direct access to Central London and wider regional connections.

The area benefits from established pedestrian infrastructure, access to local amenities, schools, GP surgeries and open space.

A secure bike rack for three cycles is proposed within the rear curtilage to promote sustainable travel amongst staff.

Given the small number of residents and the extended shift model, vehicle movements will be minimal and contained within the existing driveway provision.

5.0 Parking and Traffic Impact

The property provides off-street parking for two vehicles.

Operational measures include allocation of driveway spaces to staff on duty, extended 24 to 48 hour shifts to reduce staff rotation, no resident vehicle ownership and professional visitors by appointment only.

With only two resident children and limited staff turnover, traffic generation will be significantly below that of a large family household with multiple working adults.

There is no policy basis to suggest material harm to highway safety or parking stress.

6.0 National Planning Policy Framework

The proposal aligns fully with the National Planning Policy Framework.

Paragraph 62 requires planning authorities to meet the needs of different groups including children in care. This proposal directly addresses that requirement.

Paragraph 92 seeks to promote safe and inclusive communities.

Paragraph 119 encourages effective use of land.

Paragraph 130 supports development that is sympathetic to local character.

The May 2023 Ministerial Statement encourages Local Planning Authorities to prioritise and support children's residential homes. This proposal is small-scale, policy compliant and non-disruptive.

7.0 Local Policy Context – London Borough of Hillingdon

The proposal aligns with key policies within the Hillingdon Local Plan.

Policy DMH 1 relates to alterations and extensions. No external changes are proposed.

Policy DMHB 11 requires high quality design. The domestic character of the building remains unchanged.

Policy DMCI 1 supports infrastructure provision. The home delivers essential social care infrastructure.

Policy DMT 1 relates to managing transport impacts. Traffic generation is minimal and contained on-site.

London Plan Policy H12 supports specialist accommodation and community-based care provision.

8.0 Residential Amenity

With only two residents, noise levels will reflect a typical family dwelling. Structured routines and supervision reduce risk of disturbance. Quiet hours will be implemented in evenings and there will be no amplified outdoor equipment or late-night visitor activity.

The home will operate under strict regulatory oversight and internal behavioural management plans.

There is no evidence-based planning reason to conclude that two supervised young people would create material amenity harm.

9.0 Planning Balance

This proposal delivers essential social care infrastructure, meets identified need, has no physical impact on the streetscape, generates minimal traffic, maintains residential character and supports national and local policy objectives.

There are no identifiable planning harms arising from the proposal.

10.0 Conclusion

The proposed change of use of 166 Woodrow Avenue from C3 to C2 is lawful, policy compliant, modest in scale and non-disruptive in operation.

The home will operate as a small, well-managed, Ofsted-regulated residential care setting for two children, embedded within the community and indistinguishable in visual and functional terms from a typical household.

Family First Care Ltd respectfully requests that the London Borough of Hillingdon grant full planning permission.